



Ashleigh, 22 Hill Road,
Watlington, Oxfordshire, OX49 5AD

 **Griffith & Partners**
ESTATE AGENTS, VALUERS AND RESIDENTIAL LETTINGS



DESCRIPTION

A well presented detached family home in a much desired part of the town with views over open fields, close proximity to the Chilterns, the Ridgeway, shops and amenities. Spacious reception rooms, kitchen, utility, cloakroom, three good size bedrooms, bathroom, large private garden and garage.

ACCOMMODATION - GROUND FLOOR:

Front door into:

LOBBY:

Recessed ceiling down light and glazed door into:

HALLWAY:

Doors to the cloakroom, kitchen, sitting/dining room and cloakroom, stairs rising to first floor, under stairs cupboard, ceiling light point and radiator.

CLOAKROOM:

Fitted with a wall mounted hand wash basin and WC, recessed ceiling down light, radiator and window to the side.

KITCHEN: 3.69m (12'1") x 2.93m (9'7")

Fitted with a matching range of wall and base units housing cupboards and drawers, roll edge work surfaces and up stands, composite sink/drain unit with mixer tap, inset electric hob with extractor hood over, built in double oven, integrated fridge and dishwasher, ceiling light point, radiator, windows to the rear doors to the utility room and side passageway.

UTILITY ROOM: 1.37m (4'6") x 1.96m (6'5")

Sink/drain unit, space and plumbing for washing machine, wall mounted gas central heating boiler, ceiling light point and window to the side.

SITTING/DINING ROOM: 3.62m (11'11") x 7.79m (25'7")

A bright and airing triple aspect reception room with windows to the front and side and glazed sliding doors to the garden room, brick built fireplace with tiled hearth and mantel shelf, wall light points and radiators.

GARDEN ROOM: 4.03m (13'3") x 3.27m (10'9")

A great reception room to enjoy the garden with windows to the sides and glazed sliding doors to the rear, wood floor, wall light points and radiators.

FIRST FLOOR - LANDING:

Doors to all three bedrooms, WC, bathroom and airing cupboard, hatch to loft space, ceiling light points and windows to the front.



BEDROOM ONE 3.81m (12'6") x 4.19m (13'9")

Double room with two built in double wardrobes and vanity unit, built in cupboards, wall spot lights, radiator and windows to the side and rear.

BEDROOM TWO: 3.82m (12'6") x 3.49m (11'5")

Double room with two double built in wardrobes and vanity unit, wall spot lights, radiator and windows to the side and across open fields to the front.

BEDROOM THREE: 2.61m (8'7") x 2.91m (9'7")

A large single room with built in cupboard, recessed ceiling down lights, radiator and window to the rear.

BATHROOM:

Fitted with a suite comprising panel sided bath with shower mixer tap and separate shower over, and wall mounted hand wash basin, recessed ceiling down light, radiator and window to the rear.

WC:

Wall mounted hand wash basin and close coupled WC, recessed ceiling down light and window to the side.

OUTSIDE:

The front of the property is mainly laid to lawn with flower and shrub beds, driveway for several cars, gate to one side of the property and doorway to side passage way. Enclosed by mature hedging. The large and private, South facing rear garden is mainly laid to lawn with a paved terrace, beautifully maintained flower and shrub beds with trees, garden shed and outside tap enclosed by mature hedge borders.



GARAGE/WORKSHOP:

A double length garage with electric roller shutter door to the front, door and window to the side, gardeners sink, power and light.

SERVICES AND OUTGOINGS:

Mains water, drainage, gas and electricity. Gas central heating. South Oxfordshire District Council, Tax Band F.

EPC RATING:

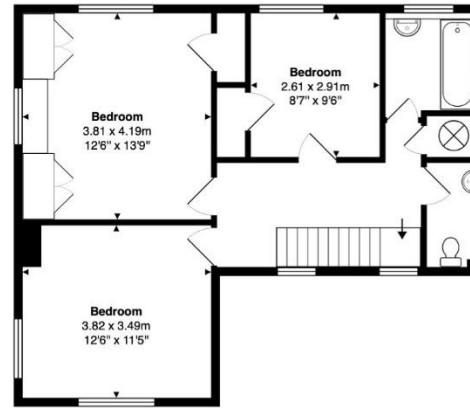
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VIEWING ARRANGEMENT:

Strictly by appointment via Griffith & Partners, the sole agent. Tel 01491 612831/839939.



Approx. Floor Area 1108 Sq.Ft. (103 Sq.M)



Approx. Floor Area 616 Sq.Ft. (57 Sq.M)

The approximate total area for the elements of the property represented on the floorplan 160 SqM (1725 Sq.Ft)

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This floor plan is provided by Expert Survey Solutions Ltd is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

Disclaimer: It is not our policy to test services and domestic appliances and cannot verify as to their working order. The purchaser should seek expert advice from solicitors/surveyors. Neither these particulars nor oral representation form any part of any contract and their accuracy cannot be guaranteed.

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